



Site Information

# Texarkana Hampton Road Site

BOWIE COUNTY, TEXAS



**REDI**  
Regional Economic Development Inc.



## COORDS

33.459084, -94.157664

## WITHIN CITY LIMITS

Yes

## OPPORTUNITY ZONE

Yes

MetalMax  
Roofing and Siding

HAMPTON ROAD



## LOCATION

County: **Bowie**  
City: **Texarkana, Texas**



## CHARACTERISTICS

Ownership: **Texarkana Chamber of Commerce**  
Total Available Acres: **24.3 Acres**  
Topography/Slope: **Flat**  
Zoning Classification: **No Zoning**  
Sale Price Per Acre: **Negotiable**  
Sub-dividable: **Yes**



## ELECTRICITY

Supplier: **Southwestern Electric Power Co.**  
Distance to 3-Phase Power: **Adjacent**



## NATURAL GAS

Supplier: **CenterPoint Energy**  
Distance to Main: **On-Site**  
Diameter of Main: **4 inches**



## WATER

Supplier: **Texarkana Water Utilities**  
Distance to Main: **Adjacent**  
Diameter of Main: **12 inches**



## WASTE TREATMENT

Supplier: **Texarkana Water Utilities**  
Distance to Nearest Sanitary: **Adjacent**  
Diameter of Main: **8 inches**



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## TRANSPORTATION

Nearest Highway:	<b>US-Hwy 82</b> <b>1.2 miles</b> (1.9 km)
Highway #2:	<b>US-Hwy 59</b> <b>3.3 miles</b> (5.3 km)
Highway #3:	<b>US-Hwy 67</b> <b>5.1 miles</b> (8.2 km)
Highway #4:	<b>US-Hwy 71</b> <b>11 miles</b> (17.7 km)
Nearest Interstate:	<b>I-30</b> <b>Adjacent</b>
Interstate #2:	<b>I-49</b> <b>11 miles</b> (17.7 km)
Interstate #3:	<b>I-369</b> <b>3.6 miles</b> (5.8 km)
Nearest Commercial Airport:	<b>Texarkana Regional-Webb Field (TXK)</b> <b>10 miles</b> (16.1 km)
Airport #2:	<b>Clinton National Airport (LIT)</b> <b>159 miles</b> (256 km)
Airport #3:	<b>Dallas/Fort Worth International Airport (DFW)</b> <b>192 miles</b> (309 km)
Nearest Port:	<b>The Port Caddo-Bossier</b> <b>92 miles</b> (148 km)
Nearest Rail:	<b>Texas Northeastern Railroad</b> <b>1.5 miles</b> (2.4 km)
Rail #2:	<b>Union Pacific</b> <b>4 miles</b> (6.4 km)
Rail #3:	<b>Kansas City Southern</b> <b>4 miles</b> (6.4 km)



## DEMOGRAPHICS

(Source: JobsEQ, 2020 Q3)

### Texarkana, AR-TX, MSA

Population:	<b>150,034</b>
Texarkana Workforce Size:	<b>64,262</b>
Prime-Age (25-54) Workforce Size:	<b>41,714</b>
Average Annual Salary:	<b>\$41,783</b>
Unemployment Rate:	<b>6.9%</b>
Cost of Living:	<b>86.3</b>

### 45-Minute Drive-Time from Texarkana

Population:	<b>682,939</b>
45-minute drive-time Workforce Size:	<b>304,310</b>
Prime-Age (25-54) Workforce Size:	<b>196,327</b>
Average Annual Salary:	<b>\$45,284</b>
Unemployment Rate:	<b>7.6%</b>
Cost of Living:	<b>88.7</b>



## DISTRIBUTION

Shreveport:	<b>77 miles</b> (124 km)
Little Rock:	<b>148 miles</b> (238 km)
Dallas:	<b>172 miles</b> (277 km)
Fort Worth:	<b>205 miles</b> (330 km)
Memphis:	<b>282 miles</b> (454 km)
Oklahoma City:	<b>289 miles</b> (465 km)
Houston:	<b>289 miles</b> (465 km)
Baton Rouge:	<b>319 miles</b> (513 km)



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